

ORDINANCE NO. 20070621-129

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 112 ACADEMY DRIVE IN THE FAIRVIEW PARK NCCD AREA OF THE SOUTH RIVER CITY NEIGHBORHOOD PLAN AREA FROM MULTIFAMILY RESIDENCE MODERATE-HIGH DENSITY-HISTORIC-NEIGHBORHOOD CONSERVATION-NEIGHBORHOOD PLAN (MF-4-H-NCCD-NP) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-HISTORIC-NEIGHBORHOOD CONSERVATION-NEIGHBORHOOD PLAN (GR-H-NCCD-NP) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from multifamily residence moderate-high density-historic-neighborhood conservation-neighborhood plan (MF-4-H-NCCD-NP) combining district to community commercial-historic-neighborhood conservation-neighborhood plan (GR-H-NCCD-NP) combining district on the property described in Zoning Case No. C14-2007-0056, on file at the Neighborhood Planning and Zoning Department, as follows:

All of Block 72, Fairview Park Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 1, Page 46, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 112 Academy Drive, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

PART 2. Except as specifically provided in Part 3 and Part 4 of this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district and other applicable requirements of the City Code.

PART 3. The Property is subject to the following conditions:

A. The following uses are prohibited uses of the Property:

Administrative and business offices	Art gallery
Art workshop	Automotive repair services
Automotive rentals	Automotive sales
Automotive washing (of any type)	Business or trade school
Business support services	Club or lodge
College and university facilities	Commercial off-street parking
Communication service facilities	Communication services
Community recreation (private)	Community recreation (public)
Congregate living	Consumer convenience services
Consumer repair services	Counseling services
Cultural services	Day care services (commercial)
Day care services (general)	Day care services (limited)
Drop-off recycling collection facility	Exterminating services
Financial services	Food sales
Funeral services	General retail sales (convenience)
General retail sales (general)	Guidance services
Hospital services (general)	Hospital services (limited)
Indoor entertainment	Indoor sports and recreation
Local utility services	Off-site accessory parking
Outdoor entertainment	Outdoor sports and recreation
Pawn shop services	Personal improvement services
Personal services	Pet services
Plant nursery	Private primary educational facilities
Private secondary educational facilities	Professional office
Public primary educational facilities	Public secondary educational facilities
Research services	Residential treatment
Restaurant (general)	Restaurant (limited)
Safety services	Service station
Software development	Special use historic
Medical offices (exceeding 5,000 sq. ft of gross floor area)	
Medical offices (not exceeding 5,000 sq. ft. of gross floor area)	
Theater	

B. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 300 trips per day.

C. Development of the Property shall comply with the following site development regulations:

1. The maximum height is 35 feet from ground level.
2. The maximum building coverage is 50 percent.
3. The maximum impervious cover is 60 percent.
4. The maximum floor-to-area ratio is 0.5 to 1.0.
5. The minimum setbacks are:
 - a. front yard 15 feet;
 - b. side street yard 15 feet;
 - c. interior side yard 5 feet; and
 - d. rear yard 10 feet.

PART 4. The Property is subject to:


- A. Ordinance No. 860807-H and Ordinance No. 030717-119 that established the Fairview Park neighborhood conservation district; and
- B. Ordinance No. 20050929-Z003 that established the South River City neighborhood plan combining district.

PART 5. This ordinance takes effect on July 2, 2007.

PASSED AND APPROVED

June 21, 2007

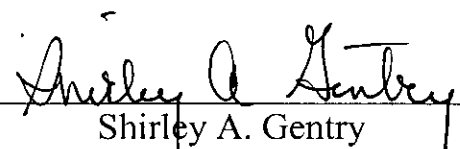
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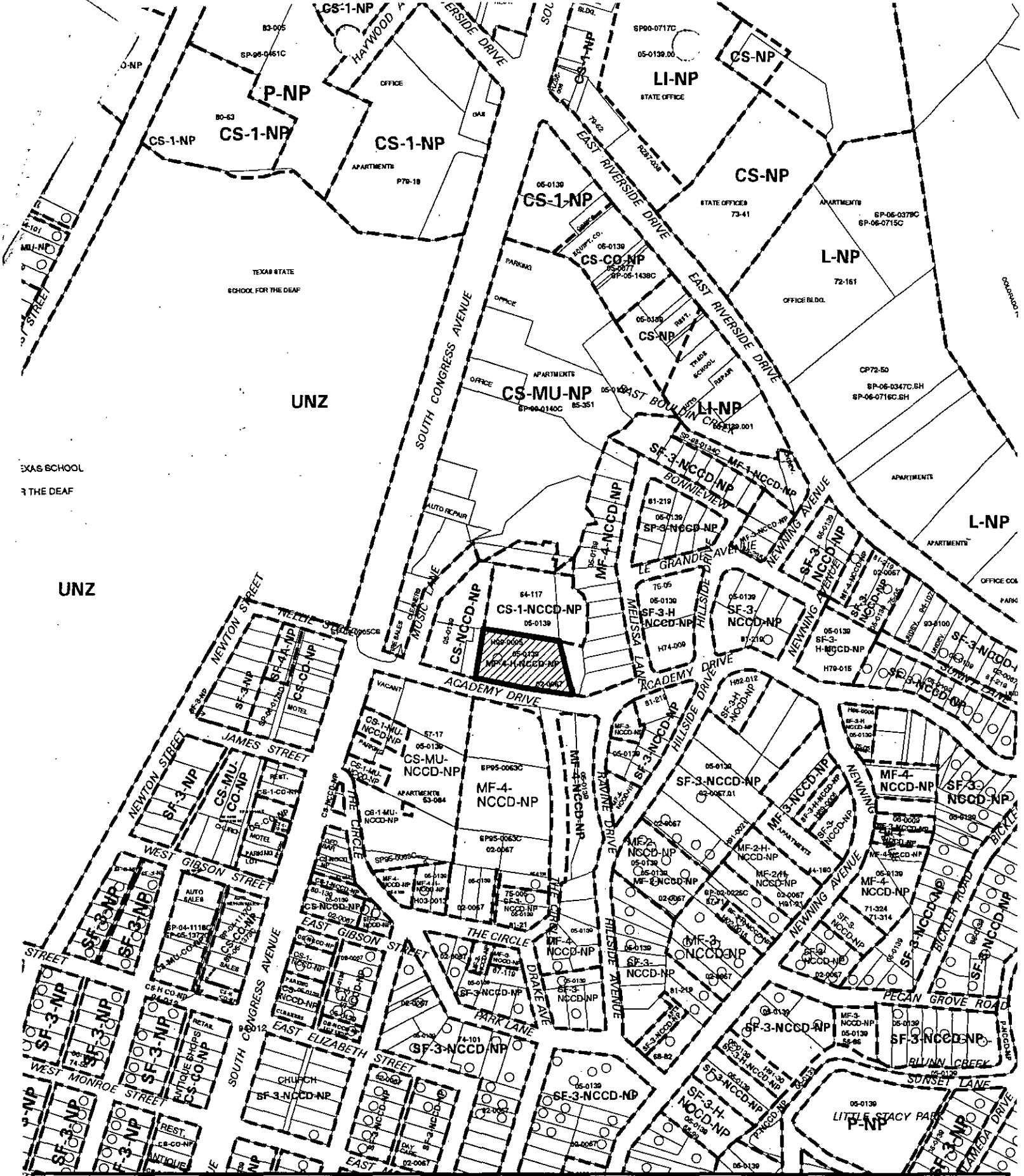

Will Wynn
Mayor

APPROVED:


David Allan Smith
City Attorney

ATTEST:


Shirley A. Gentry
City Clerk



SUBJECT TRACT
PENDING CASE
ZONING BOUNDARY
CASE MGR: R. HEIL

CASE #: C14-2007-0056
ADDRESS: 112 ACADEMY DR
SUBJECT AREA (acres): 1.047

ZONING EXHIBIT A

DATE: 07-04
INTLS: SM

CITY GRID
REFERENCE
NUMBER
J21